



# Haryana Government Gazette

## EXTRAORDINARY

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### HARYANA GOVERNMENT

#### TOWN AND COUNTRY PLANNING DEPARTMENT

#### Notification

The 17th August, 2021

**No. Misc-1022/19972.**— The Government is pleased to notify policy for planned development of Women's Housing in the State of Haryana under the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 to cater to the population not willing to own an accommodation owing to certain economic and social reasons.

The policy, of which the details are given below, has been approved by the Council of Ministers in its meeting held on 05.08.2021 as conveyed vide their U.O No.9/93/2021-2Cabinet dated 05.08.2021. This policy shall come into effect from the date of its notification. The Director, Town and Country Planning, Haryana, is hereby directed to ensure effective implementation of this policy in the urban areas of the State of Haryana.

**SUBJECT: POLICY FOR PLANNED DEVELOPMENT OF WOMEN'S HOUSING THROUGH GRANT OF CLU PERMISSION UNDER ACT NO 41 OF 1963**

1. **FOREWORD:** Young women are required to leave their homes and move to various urban centres for the purpose of employment. It is important to provide such women safe and convenient accommodation to need to live away from their family on account of their professional commitment.
2. **PLANNING PRINCIPLES:** These projects shall serve the ever-increasing requirement of working-women accommodation in the urban areas. Apart from providing the usual working women accommodation such projects may also accommodate the follows:
  - i. Women who are under training for a job.
  - ii. Girls upto the age of 18 years and boys upto the age of 10 years, accompanying working mothers may stay with their mothers.
  - iii. Ancillary uses, viz., mess/common dining, laundry, common room with indoor games facility, day-care facility for young kids etc shall also be permitted.
3. **LOCATIONAL NORMS:** Such project shall be permitted in the Residential and Institutional Zone of Development Plans.
4. **AREA AND ACCESS NORMS:** The area norms for the purpose of the present policy shall be as follows:
  - i. The **minimum and maximum area requirement** for establishment of such **project** shall range from 0.5 acres to 2 acres.
  - ii. **Access Parameters:** The site should be accessible from a minimum 12m wide existing road/rasta. However, in such developed sectors where internal colony roads are provided of 9m, such sites may also be permitted on 9m wide road/rasta.

**5. PLANNING PARAMETERS:** The following planning parameters shall be followed in case of such projects:

- |    |  |  |
|----|--|--|
| a. | Maximum FAR allowed:                                 | 225  |
| b. | Maximum Ground Coverage allowed:                     | 50 %   |
| c. | Min Carpet area of a hostel room:                    | 20 sqm   |
| d. | Min and Max Carpet area of a dormitory:              | 20-40 sqm  |
| e. | Min and Max area under Shops:                        | 1 to 4 % of the permitted FAR.   |
| f. | Area under Mess/ common dining:                      | ≥100 sqm   |
| g. | Area under common room/indoor games:                 | 100 to 1000 sqm  |
| h. | Area under Day care facility:                        | 100 to 250 sqm   |
| i. | Other infrastructure facilities viz. laundry:        | Upto 100 sqm.  |
| j. | Minimum Area under organized Park:                   | 15% of the permitted FAR   |
| k. | Occupancy Norm (for density calculations):           |  |
|    | Hostel:  | 1-3 persons per hostel room  |
|    | Dormitory:   | as per proposed occupancy  |
| l. | Attached Washroom with each hostel room:             | Optional   |
| m. | Common Bathroom/ WC norm:                            | i. 1 Wash basin for every 4 resident.<br>ii. 1 bathroom for every 6 resident.<br>iii. 1 water closet for every 6 residents |
| n. | Medical Room:  | 1 room of 15-20 sqm  |
| o. | Wardens living quarters:                             | 50-120 sqm carpet area   |
| p. | Parking requirements:                                |  |
|    | i. One ECS per hostel room                           |  |
|    | ii. One 2-wheeler parking per person for Dormitories |  |
|    | iii. Visitor's parking @ 3% of the site area         |  |

**6. Applicable FEES & CHARGES:** All fees and charges viz., scrutiny fees, conversion charges and EDC at the rates prescribed for residential plotted colony shall be made applicable for such projects.**7. Special DISPENSATIONS:**

- a.** Monitoring Committee: The project proponent shall be required to file a annual report containing the complete list of occupants, the duration of occupancy, the rent charged from such occupants, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed. Apart from the Deputy Commissioner, such committee shall consist of two permanent members, i.e., (i) Superintendent of Police or his representative (preferably a Lady Police Officer) (ii) the concerned DTP/ Municipal Commissioner (or his representative) or Executive Officer, as applicable / CEO, GMDA/ FMDA (or his representative). The committee shall be free to co-opt two additional members, who should be eminent persons of their choice as members of the committee.
- b.** The Monitoring Committee shall be empowered to make regular checks of the premises to ascertain that the facilities are being maintained properly and the policy provisions are not being violated.
- c.** Necessary amendment to the Act of 1963, Rules 1965 and the zoning regulations, as necessary, shall be undertaken to incorporate the said provisions.

**8.** This policy has been approved by Council of Ministers in its meeting held on 05.08.2021 as conveyed *vide* U.O No.9/93/2021-2Cabinet dated 05.08.2021.

A. K. SINGH,  
Principal Secretary to Government Haryana,  
Town and Country Planning Department.